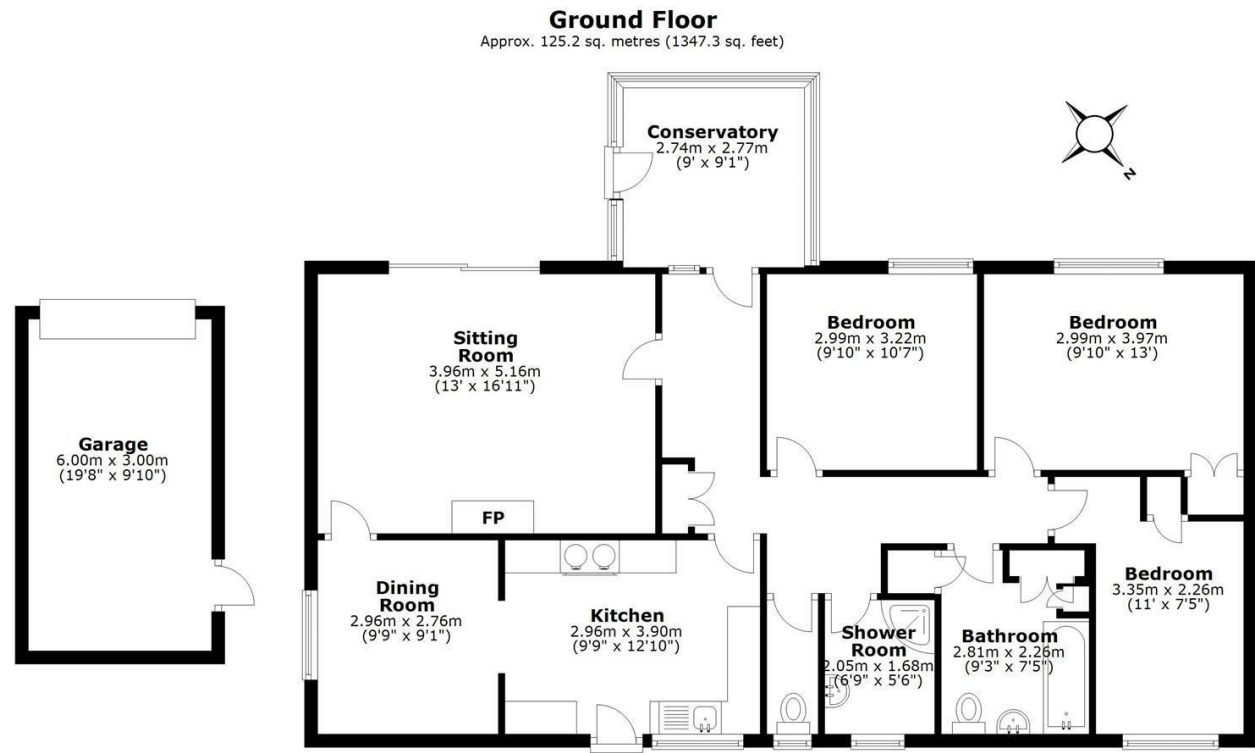


ROSELAND



Total area: approx. 125.2 sq. metres (1347.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

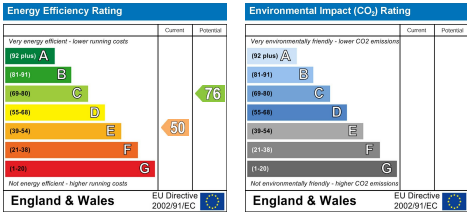
Plan produced using PlanUp.

Robin Hill, Ruinlanihorne

KEY FEATURES

- Individual detached bungalow
- 3 bedrooms
- Sitting room with patio doors
- Dining room and conservatory
- Detached garage
- Private tucked-away location
- Bathroom and separate shower room
- Fitted kitchen with Aga
- Oil c/heating and d/glazing
- Mature gardens

ENERGY PERFORMANCE RATING



The Particulars are issued on the understanding that all negotiations are conducted through Philip Martin who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.

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ROBIN HILL, RUANLANIHORNE, TRURO, TR2 5NX

AN INDIVIDUAL DETACHED BUNGALOW WITH A MATURE GARDEN AND A LOVELY VIEW.

Tucked away within an elevated south facing site in the tiny rural village of Ruanlanihorne and enjoying a lovely view across the river saltings to the wooded banks of the upper Fal estuary.

3 bedrooms, sitting room, sun lounge/conservatory, dining room, kitchen with Aga, bathroom and separate shower room.
Oil central heating. Garage and parking. Private mature gardens.

Freehold EPC band- E Council Tax band - E

PRICE GUIDE £595,000

Truro 01872 242244

www.philip-martin.co.uk

Roseland 01326 270008

GENERAL REMARKS AND LOCATION

Robin Hill is virtually in the centre of the tiny village of Ruanlanihorne and yet it is remarkably private. It is one of three individual properties approached by a private lane (a right of way) and with the bungalow set within a relatively level plot where it takes advantage of a lovely view out over the river saltings to the far wooded banks of the upper Fal estuary. Built in the 1960's the property has recently been completely refurbished and upgraded to include refitting of the bathroom and shower room, upgrading of the kitchen as well as complete redecoration and new flooring. The garden is a particular delight and whilst carefully planted with a host of mature specimen shrubs there is still an open aspect to take advantage of the far reaching view.

Ruanlanihorne is a tiny village situated at the head of the Ruan River, in an area known for its scenic countryside and part of an area scheduled as being an Area of Outstanding Natural Beauty. There is just a pub and church within the village but the larger villages of Vryan and Tregony are near-by and easily accessible. Between them they offer a wide range of facilities including Primary and Secondary Schools, pubs, village halls, children's playing field/parks, village shops with post offices, a hairdressers, a Sports and Social Club with cricket field, tennis courts and indoor and outdoor bowling green.

The coastal village of Portscatho also offers a range of shops and facilities including a village shop with post office and off licence, butchers, art galleries and the Plume Of Feathers public house. There is also the waterside Tatams Coffee Hut with its outside sitting area and Tatams Taverna with wood fired oven offering takeaway's. Within walking distance of Portscatho is the renowned Hidden Hut that is perched just above Porthcurnick Beach, with either takeaway or outside dining available, with the superb vista across Porthcurnick Beach and out to sea. There is also a Doctors Surgery and Village Hall.

The city of Truro with its cathedral and fine shopping centre is about 11 miles away.

THE BUNGALOW

The bungalow is of conventional cavity wall construction with mainly rendered elevations under a concrete tiled roof. Windows have replacement double glazing and there is a comprehensive system of oil fired central heating with an outside boiler. The accommodation affords 3 bedrooms, a bathroom and additional shower room, a kitchen which has an Aga and is open plan to a dining room, sitting room and also a sun lounge/conservatory. Whilst ideal in its present form as a retirement home there is also considerable scope to extend the property (subject to consent) and possibly create dormers within the roof space to take advantage of the lovely view.

In greater detail the accommodation comprises (all measurements are approximate):

SUN LOUNGE/CONSERVATORY

8'11" x 9'1" (2.72m x 2.77m)

Double glazed and with tiled floor and electric panel heater.

HALLWAY

with radiator, fitted shelving and built-in Airing cupboard.

SITTING ROOM

12'11" x 16'11" (3.94m x 5.16m)

focusing to an open stone fireplace and hearth, fitted wall lights and matching pendant, radiator, sliding patio doors overlooking the garden and door through to dining room.

KITCHEN

9'8" x 12'9" (2.95m x 3.89m)

fitted with a full complement of units comprising ample base cupboards, wall mounted storage cupboards and with integral appliances including Bosch washing machine, refrigerator, Bosch microwave and Bosch dishwasher. Solid timber work surfaces have a sink and drainer inset. The room also features an oil fired Aga. Door to the outside where there is a covered canopy and archway through to the dining room.



DINING ROOM

9'8" x 9' (2.95m x 2.74m)

with radiator and door to the sitting room.

BEDROOM 1

9'9" x 13' (2.97m x 3.96m)

with built-in wardrobes and radiator.

BEDROOM 2

9'9" x 10'6" (2.97m x 3.20m)

with radiator.

BEDROOM 3

10'11" x 7'4" (3.33m x 2.24m)

with small built-in wardrobe and radiator.

BATHROOM

9'2" x 7'4" (2.79m x 2.24m)

newly fitted and with suite comprising panelled bath, wash hand basin and wc. Ladder rack radiator, open shelving in recess and extractor fan.

SHOWER ROOM

6'8" x 5'6" (2.03m x 1.68m)

newly fitted and completely tiled. Large glass screened shower cubicle and wash basin. Tiled floor and radiator.

SEPARATE WC

OUTSIDE

From the shared driveway a vehicular gate opens into the property and a tarmac drive leads up to a detached GARAGE (19'8" x 9'10") standing alongside the Bungalow and with the drive providing additional parking.

The GARDENS are a particular feature and a level sweep of lawn to the front of the bungalow is dominated by a magnificent magnolia

and edged with a variety of other mature shrubs including camellias, azaleas, myrtle, roses, agapanthus and a weeping birch. A paved terrace extends immediately outside the sun lounge and there is a further paved terrace in the lower section of lawn. At the rear there are further areas of lawn, box hedging, more specimen shrubs, conifers and small corner patio for sitting out. Farmland extends beyond the boundary.

SERVICES

Mains electricity and mains water. Private drainage. Oil storage tank for Aga and central heating. NB. The electrical circuit, appliances and central heating system have not been tested by the agents.

DATA PROTECTION

We treat all data confidentially and with the utmost care and respect. If you do not wish your personal details to be used by us for any specific purpose, then you can unsubscribe or change your communication preferences and contact methods at any time by informing us either by email or in writing at our offices in Truro or St Mawes.

VIEWING

Strictly by Appointment through the Agents Philip Martin, 9 Cathedral Lane, Truro, TR1 2QS. Telephone: 01872 242244 or 3 Quayside Arcade, St. Mawes, Truro TR2 5DT. Telephone 01326 270008.

DIRECTIONS

Proceeding into the village from the Tregony direction continue a short distance beyond the "Kings Head" pub and take the left driveway marked "Lark Rise". Continuing up the slope bear sharp left and the gate into "Robin Hill" will be visible straight ahead (please enter into the property rather than leaving your vehicle on the access road which is merely a right of way).

